

# \$333,000 - 311, 40 Carrington Plaza Nw, Calgary

MLS® #A2203395

**\$333,000**

2 Bedroom, 2.00 Bathroom, 724 sqft

Residential on 0.00 Acres

Carrington, Calgary, Alberta

Improved Pricing: Gorgeous, like-new 2 bedroom, 2 bathroom unit with a sunny south-facing balcony! Incredibly located across the street from an outstanding park with a playground, basketball court, skate park and more, plus mere steps to a large variety of shopping and dining options. Then come home to a quiet sanctuary. This beautifully designed unit is freshly painted and stylish yet functional featuring wide plank flooring, a designer style and endless natural light throughout the day. The kitchen is a chef's dream with quartz countertops, stainless steel appliances, full-height cabinets, and a large breakfast bar island where you can gather. Sit back and relax in the inviting living room bathed in south-facing sunshine. Adjacently, the sunshine-filled balcony has a gas line encouraging casual barbeques or simply unwind soaking up the sun and fresh air on this wonderful outdoor space. Both bedrooms are spacious and bright with their own 4-piece bathrooms with all tiled bath. In-suite laundry and titled parking further add to your comfort. This exceptional community has it all – beautiful pathways and wetlands, excellent amenities, a future school site and easy access to Stoney Trail when you need to leave the neighbourhood.

Built in 2022

## Essential Information



MLS® #	A2203395
Price	\$333,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	724
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	311, 40 Carrington Plaza Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1X7

### **Amenities**

Amenities	Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Off Street, Stall, Titled

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Natural Gas, Hot Water
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	BBQ gas line
Roof	Membrane, Flat
Construction	Stone, Vinyl Siding

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 19th, 2025

Days on Market        20

Zoning                  DC

### **Listing Details**

Listing Office            Royal LePage METRO

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